

ASSIGNEE'S SALE**OF VALUABLE FEE
SIMPLE REAL ESTATE**

Under and by virtue of the power and authority contained in the mortgage from Glenn E. Warneking and Dorothy H. Warneking, his wife, to Edward A. Crowther and Edwina M. Crowther, his wife, dated January 9, 1973, and recorded in Liber 899, folio 666, one of the Land Records of Frederick County, Maryland, said mortgage having been assigned by the said Edward A. Crowther and Edwina M. Crowther, his wife, to John C. Warfield on September 22, 1975, who in turn, on September 23, 1975, reassigned said mortgage to David S. Weinberg for purposes of foreclosure, said assignments being recorded in Liber 970, folio 49, one of the aforesaid Land Records (default having occurred thereunder), the undersigned will offer for sale and will sell at public auction at the Court House door in Frederick, Maryland on

Tuesday, October 28, 1975

at 10 A.M.

all the mortgagor's right, title and interest in the following described real estate, to wit: All that piece or parcel of land situate at the northeast intersection of West Patrick and Jefferson Streets in Frederick, Frederick County, Maryland, and more particularly described by courses and distances as follows:

Beginning at the northeast corner of West Patrick Street and Jefferson Street, said point being 43.0 feet on a line drawn North 74° 45' East from the beginning point of the deed from John Bentz to William Poole, dated June 17, 1843, and recorded in Liber H.S. No. 20, folio 97, one of the aforesaid Land Records, said point being also the beginning point of the deed from Leo Weinberg, Trustee, to Hammond Clary and Ernest D. Michael, dated April 1, 1931, and recorded in Liber No. 378, folio 336, one of the aforesaid Land Records, and running thence with the first line of said last-mentioned deed and with the northern margin of West Patrick Street, (1) North 74° 45' East 60.0 feet to the end of the first line of the deed from the Board of Education of Frederick County to Hammond Clary and Ernest D. Michael, then with the second line of said deed, (2) North 15° 15' West 150 feet to an iron pin, thence by and with a portion of the 4th line of the aforementioned deed from Leo Weinberg, Trustee, to Hammond Clary, et al, and with the eastern margin of said Jefferson Street, (4) South 15° 15' East 150 feet to the place of beginning, according to a survey made by Frank W. Rothenhoefer, County Surveyor, dated November 16, 1940.

Terms of Sale: Deposit of ten (10) per cent of purchase price in cash or check acceptable to trustee will be required at the time of sale. Balance to be paid five (5) days after the final ratification by the Circuit Court for Frederick County, Maryland, with interest at the rate of eight (8) per cent per annum from the day of sale until the time of payment; otherwise, the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

Title examination, conveyancing, recording fees, State revenue stamps, State and County transfer taxes and all other costs incident to the settlement, are to be paid by the purchaser.

DAVID S. WEINBERG

Assignee

RUSSELL T. HORMAN

Attorney

DELBERT S. NULL, Auctioneer
662-6161

ACKNOWLEDGEMENT OF PURCHASE

I (we) do hereby acknowledge that

I (we) have purchased the real estate described in the advertisement attached

hereto, at and for the sum of fifteen

thousand and 00

Dollars (\$ 15,000.00), the sum of

One thousand five hundred and 00

Dollars (\$ 1500.00) having been paid

this date, and the balance of thirteen

thousand five hundred and 00

Dollars (\$ 13,500.00) being due and

payable at the time of final settlement,

and I (we) do further covenant and agree

that I (we) will comply with the terms

of sale as expressed in the advertisement

attached hereto.

WITNESS my (our) hand(s) and seal(s)

this 28th day of October, 1975.

John C. Warfield (SEAL)
JOHN C. WARFIELD

(SEAL)

WITNESS:

Sandra L. Kauffman
SANDRA L. KAUFFMAN

Delbert S. Null
Auctioneer

Filed November 12, 1975